



PLANNING & ZONING COMMISSION

AGENDA REQUEST

AGENDA OF:	12/11/07	AGENDA REQUEST NO:	VC
INITIATED BY:	RUTH LOHMER, PLANNER II <i>RL</i>	RESPONSIBLE DEPARTMENT:	PLANNING
PRESENTED BY:	RUTH LOHMER, PLANNER II	ASSISTANT PLANNING DIRECTOR:	DOUGLAS P. SCHOMBURG, AICP <i>D.P.S.</i>
		ADDITIONAL DEPARTMENT HEAD (S):	N/A
SUBJECT / PROCEEDING:	PERMANENT ZONING FROM INTERIM STANDARD SINGLE-FAMILY RESIDENTIAL (R-1) TO STANDARD SINGLE -FAMILY RESIDENTIAL (R-1) FOR TELFAIR SECTION TWENTY PUBLIC HEARING; DISCUSSION AND DIRECTION		
EXHIBITS:	VICINITY MAP, EXCERPT FROM APPROVED GENERAL PLAN, APPLICATION, CORRESPONDENCE FROM APPLICANT, LEGAL DESCRIPTION, PUBLIC HEARING NOTICE		
CLEARANCES		APPROVAL	
LEGAL:	N/A	DIRECTOR OF PLANNING:	SABINE SOMERS-KUENZEL <i>AK</i> AICP
RECOMMENDED ACTION			
Public Hearing followed by Discussion and Direction from the Commission.			
EXECUTIVE SUMMARY			
<p>This is a request to permanently zone the area of Telfair Section 20, consisting of 28.020 acres, from Interim Standard Single-Family Residential (R-1) to permanent Standard Single-Family Residential (R-1). The property is located in Tract 4 of the Telfair development north of Telfair Section 18. The Telfair property was annexed by the City under Ordinance No. 1431 on April 6, 2004 and was officially incorporated into the City on July 1, 2004. At that time Interim R-1 zoning was applied to the property. This request is in conformance with the Telfair General Plan (Amendment No. 3), approved by Council on December 19, 2006 and is not in conflict with the City of Sugar Land Comprehensive Plan.</p> <p>This rezoning request, if approved by City Council, would require this property to comply with all R-1 (Standard Single-Family Residential) regulations as contained in Chapter 2 of the City of Sugar Land Development Code. Additional information is attached.</p>			
File No. 8834 CC: Jason Kelly, LJA jkelly@ljaengineering.com			

STAFF REPORT**GENERAL SITE INFORMATION AND ANALYSIS:**

Compliance with Comprehensive Plan	This proposal is not in conflict with the Comprehensive Plan.
Compliance with General Plan	Telfair General Plan Amend. No. 3 indicates R-1 for this section.
Subject Property	Interim Standard Single Family Residential (R-1)
Surrounding Property Zoning	North: Interim Standard Single-Family Residential (R-1) South: Single-Family Residential (R-1) East: Interim Standard Single-Family Residential (R-1) West: Interim Standard Single-Family Residential (R-1)
Surrounding Land Use	North: Undeveloped South: Developing Single-Family Residential East: Undeveloped West: Undeveloped

On November 16, 2004, City Council adopted the revised Land Use Plan portion of the City's Comprehensive Plan under Ordinance No. 1468. The Land Use Plan serves as a guide for recommendations of permanent zoning for annexed properties and rezoning of existing properties within the City. The 28.020 acres of Section 20 were intended for single-family residential development when the developer petitioned the City for annexation. This proposed land use is in accordance with the City's Land Use Plan, and the Telfair General Plan Amendment No. 3 (approved December 19, 2006).

PUBLIC HEARING:

Notice of the Public Hearing was published in a newspaper of general circulation as required by state law. All property owners and potentially affected interests within 200 feet of the proposed site, consisting of NNP Telfair and LJA Engineering were notified. Notice of the Public Hearing was posted on the City of Sugar Land's Internet home page. At the time of writing this report there have been no inquiries.

POINTS FOR CONSIDERATION:

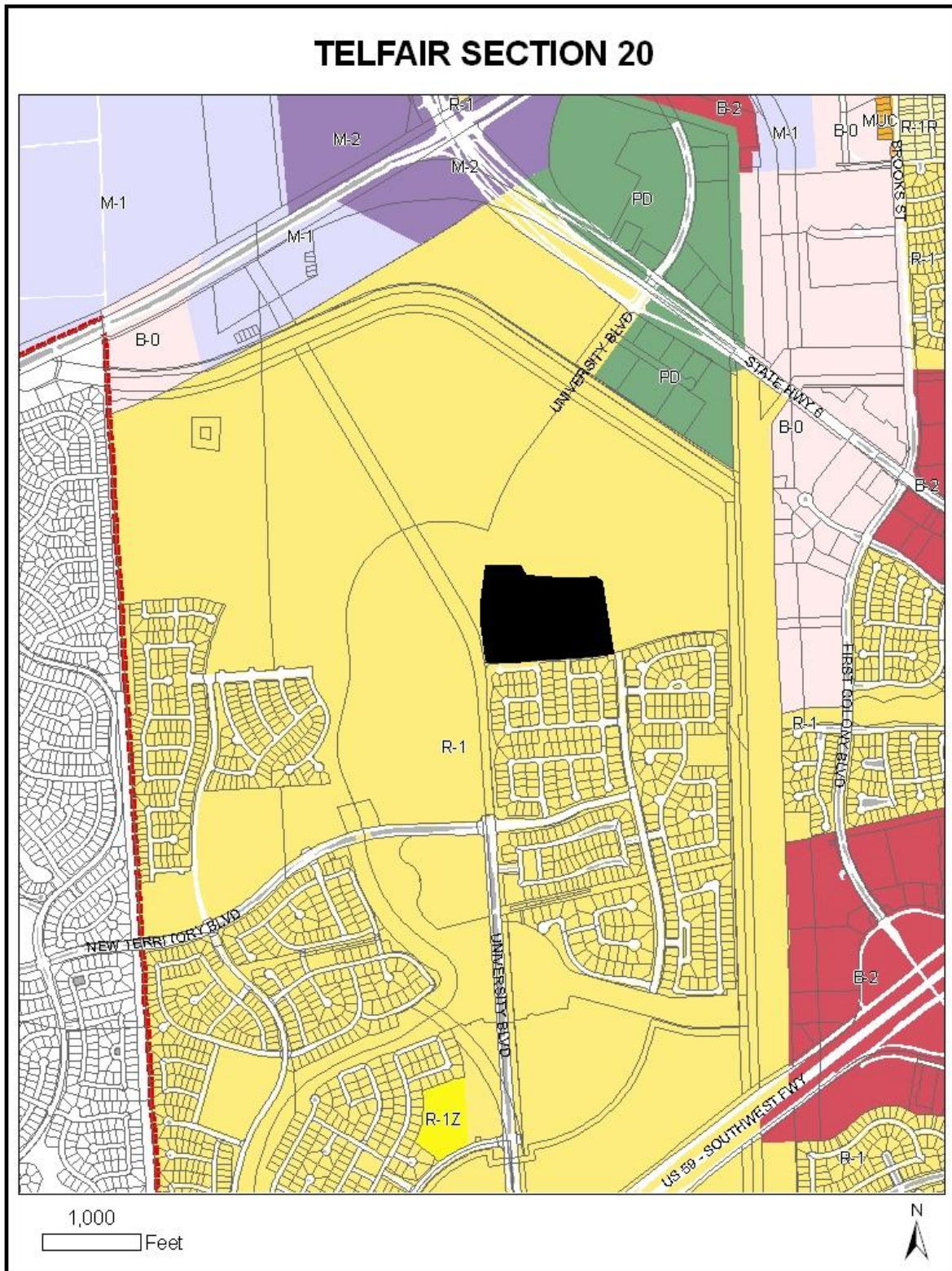
Request for Standard Single-Family Residential for Telfair Section 20 is:

- Not in conflict with the City of Sugar Land Comprehensive Plan
- In conformance with Telfair General Plan Amendment No. 3

Cc: Jason Kelly, P.E., LJA Engineering & Surveying, Inc.
jkelly@ljaengineering.com

Keith Behrens, P.E., NNP-Telfair, LP
kbehrens@newlandcommunities.com

Vicinity Map:



Excerpt from approved Telfair General Plan (Amendment No. 3):
Approved December 19, 2006



Section 20

TELFAIR
LAND USE AMENDMENT 3
OWNER: NEWLAND COMMUNITIES
10335 W. BITEY ROAD, SUITE 260
HOUSTON, TEXAS 77040

DESIGN FIRM: TBC PARTNERS
TBC PARTNERS ARCHITECTS
901 S. MCKAY STREET
SUITE 200
AUSTIN, TEXAS 78746

Original Date: July 30, 2003
Revised Date: Nov 09, 2006
This document is the property of TBC PARTNERS ARCHITECTS and shall not be reproduced without written permission.

Scale: 1" = 600'

VICINITY MAP

Application:



RECEIVED

OCT 15 2007

LC \$1000.00
Credit
card.

**CURRENT PLANNING DIVISION
CONDITIONAL USE PERMIT OR REZONING APPLICATION**

Please type or print the following information & Return your submittal to the Development Services Department (Current Planning Division), 2700 Town Center Blvd. North, Sugar Land, TX 77479, Attention: Gretchen Pyle

Applicant

Contact LJA Engineering & Surveying, Inc. Attention: Jason M. Kelly, P.E.
Address 2929 Briarpark Drive, Suite 600, Houston, TX 77042
Phone (713) 953-5064 Fax (713) 953-5026
Email jkelly@ljaengineering.com

Owner

Contact NNP-Telfair, LP Attention: Keith Behrens, P.E.
Address 10235 West Little York, Suite 300, Houston, TX 77040
Phone (713) 575-9000 Fax (713) 575-9001
Email kbehrens@newlandcommunities.com

Property Legal Description _____ See Attached X

Lot _____ Block _____ Subdivision Telfair Section 20

Current Zoning District Temporary R-1 Proposed Zoning District, if applicable R-1

If this is a CUP application: ☐ new building ☐ existing building

Proposed Use (CUP only) _____

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the undersigned is authorized to make this application. **This application expires six months from the date stamped as received by the Planning Department if no action has been taken by the Planning and Zoning Commission on this request.**

X [Signature] 10/15/07
Signature of Applicant Date

Submittal Requirements (Submittal Deadline is Monday at 3:00 p.m.):

- ☒ Three (3) copies of the completed application
- ☒ Check for \$1,000.00 (non-refundable) \$400 if CUP is in MUC District (Visa)
- ☒ Metes and bounds of the site and county slide number of plat, if recorded
- ☒ Two (2) 24" x 36" blue-line copies and two (2) 11" x 17" copies of the CUP layout plan or the property to be rezoned, including a vicinity map and north arrow on each copy
- ☐ Two (2) copies of a letter stating the applicant's request and addressing issues relating to a CUP including traffic circulation, parking, plan of operation, and other pertinent information
- ☒ Names and mailing addresses of all property owners and tenants within 200 feet of site, including owner and applicant

Please note: A courtesy notification sign will be placed on the subject property during the public hearing process and will be removed when the case has been processed.

Applicant Correspondence:

LJA Engineering & Surveying, Inc.



2929 Briarpark Drive
Suite 600
Houston, Texas 77042-3703
Phone 713.953.5200
Fax 713.953.5026
www.ljaengineering.com

RECEIVED

OCT 15 2007

PLANNING

October 15, 2007

Ms. Gretchen Pyle
Development Review Coordinator
City of Sugar Land
2700 Town Center Blvd. North, Ste. 259
Sugar Land, TX 77479

Re: Rezoning Application
Telfair Section 20
Fort Bend County MUD No. 138
City of Sugar Land
Fort Bend County, Texas
LJA Job Nos. 1800-2020A (6.1)

Dear Ms. Pyle:

This letter is to request rezoning of NNP-Telfair, LP's Telfair Section 20 from Temporary R-1 to R-1.

NNP-Telfair, LP is the current owner of all the property within the requested Rezone area and within 200-feet around the requested Rezone.

Owner
NNP-Telfair, LP
10235 West Little York, Suite 300
Houston, Texas 77040
Phone: 713.575.9000

Applicant
LJA Engineering & Surveying, Inc.
2929 Brairpark Drive, Suite 600
Houston, Texas 77042
Phone: 713.953.5200

Should you have any questions, please contact me at 713.953.5064.

Sincerely,


Jason M. Kelly, P.E.
Senior Project Manager

JMK/rca

Copy: Mr. Keith Behrens, P.E., NNP-Telfair, LP



Legal Description (metes and bounds):

RECEIVED October 12, 2007
Job No. 1800-2020A-309

DESCRIPTION OF
28.020 ACRES
TELFAIR SECTION 20

OCT 15 2007

PLANNING

Being 28.020 acres of land located in the Alexander Hodge League, Abstract 32, Fort Bend County, Texas, more particularly being a portion of the residue of a called 1651.239 acre tract conveyed to NNP-Keepsake, L.P., by instrument of record in File No. 2003149525, Official Public Records, of said Fort Bend County (F.B.C.O.P.R.), said NNP-Keepsake, L.P. now known as NNP-Telfair LP, by instrument of record in File No. 2006007940, F.B.C.O.P.R., said 28.020 acres being more particularly described by metes and bounds as follows (all bearings referenced to the Texas State Plane Coordinate System, South Central Zone, NAD 83, 1993 adjustment);

COMMENCING for reference at the most northerly northwest corner of Telfair Section 18, a subdivision of record in Plat No. 20070157, Plat Records, of said Fort Bend County, same being on the north line of Restricted Reserve "A" as shown on said subdivision, from which an angle point in the north of said subdivision bears North 86° 45' 27" East, 891.27 feet;

Thence, North 03° 14' 33" West, 80.00 feet to the POINT OF BEGINNING;

Thence, South 86° 45' 27" West, 12.29 feet to a point for corner, the beginning of a curve;

Thence, 77.90 feet along the arc of a tangent curve to the right, having a radius of 50.00 feet, a central angle of 89° 16' 21" and a chord which bears North 48° 36' 23" West, 70.26 feet to a point for corner;

Thence, North 03° 58' 12" West, 177.24 feet to a point for corner, the beginning of a curve;

Legal Description (metes and bounds) Page 2:

28.020 acres

October 12, 2007
Job No. 1800-2020A-309

Thence, 970.89 feet along the arc of a tangent curve to the right, having a radius of 2840.00 feet, a central angle of $19^{\circ} 35' 14''$ and a chord which bears North $05^{\circ} 49' 25''$ East, 966.17 feet to a point for corner;

Thence, South $74^{\circ} 01' 32''$ East, 318.13 feet to a point for corner;

Thence, South $17^{\circ} 02' 46''$ East, 101.12 feet to a point for corner;

Thence, South $60^{\circ} 28' 42''$ East, 106.18 feet to a point for corner;

Thence, South $84^{\circ} 28' 30''$ East, 158.22 feet to a point for corner;

Thence, South $69^{\circ} 39' 52''$ East, 150.54 feet to a point for corner;

Thence, North $63^{\circ} 48' 37''$ East, 96.23 feet to a point for corner;

Thence, North $55^{\circ} 56' 19''$ East, 86.77 feet to a point for corner;

Thence, South $77^{\circ} 56' 01''$ East, 166.25 feet to a point for corner;

Thence, South $73^{\circ} 42' 33''$ East, 70.21 feet to a point for corner;

Thence, South $35^{\circ} 47' 59''$ East, 57.97 feet to a point for corner;

Thence, South $06^{\circ} 29' 26''$ East, 54.68 feet to a point for corner;

Thence, South $06^{\circ} 24' 35''$ East, 127.11 feet to a point for corner;

Thence, South $06^{\circ} 19' 34''$ West, 127.88 feet to a point for corner;

Thence, South $13^{\circ} 59' 38''$ East, 103.32 feet to a point for corner;

Page 2 of 3

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Legal Description (metes and bounds) Page 3:

28.020 acres

October 12, 2007
Job No. 1800-2020A-309

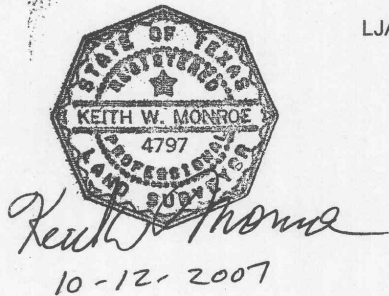
Thence, South 12° 00' 43" East, 123.28 feet to a point for corner;

Thence, South 07° 39' 11" East, 236.32 feet to a point for corner, the beginning of a curve;

Thence, 372.78 feet along the arc of a non-tangent curve to the right, having a radius of 1970.00 feet, a central angle of 10° 50' 32" and a chord which bears South 81° 20' 11" West, 372.23 feet to a point for corner;

Thence, South 86° 45' 27" West, 891.26 feet to the POINT OF BEGINNING and containing 28.020 acres of land.

LJA Engineering & Surveying, Inc.



Public Hearing Notice:

NOTICE OF PUBLIC HEARING

REQUEST FOR PERMANENT ZONING

**OF APPROXIMATELY 28.020 ACRES, TO BE KNOWN AS TELFAIR SECTION 20,
LOCATED TO THE NORTH OF TELFAIR SECTION 18, TO A STANDARD SINGLE-
FAMILY RESIDENTIAL (R-1) DISTRICT**

NOTICE OF PUBLIC HEARING REGARDING THE PROPOSED PERMANENT ZONING OF APPROXIMATELY 28.020 ACRES OF LAND FROM AN INTERIM R-1 ZONING DISTRICT TO A STANDARD SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT, BEING ADJACENT TO THE NORTHERN BOUNDARY OF TELFAIR SECTION 18 (AS SHOWN ON THE ATTACHED MAP), LOCATED WITHIN THE BOUNDARY OF THE AREA KNOWN AS TELFAIR (FORMER SUGAR LAND TRACT FOUR), BEING APPROXIMATELY 1,651.23 ACRES OF LAND LOCATED WITHIN THE M.M. BATTLE LEAGUE, ABSTRACT NO. 9 AND THE ALEXANDER HODGE LEAGUE, ABSTRACT NO. 32, FORT BEND COUNTY, TEXAS; CONVEYED TO THE STATE OF TEXAS, FOR THE USE AND BENEFIT OF THE PERMANENT SCHOOL FUND, BY AN INSTRUMENT OF RECORD IN FILE NO. 2003023371 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS

PURPOSE: One (1) public hearing shall be held at which all persons interested in the proposed Permanent Zoning shall be given an opportunity to be heard.

**WHERE: CITY OF SUGAR LAND CITY COUNCIL CHAMBER
CITY HALL
2700 TOWN CENTER BOULEVARD NORTH
SUGAR LAND, TEXAS**

**WHEN: CITY OF SUGAR LAND
PLANNING AND ZONING COMMISSION MEETING
7:00 P.M., DECEMBER 11, 2007**

DETAILS OF THE PROPOSED ZONING MAY BE OBTAINED BY CONTACTING THE CITY OF SUGAR LAND PLANNING OFFICE AT (281) 275-2218 OR BY EMAIL AT PLANNING@SUGARLANDTX.GOV. THE PLANNING OFFICE IS OPEN MONDAY THROUGH FRIDAY FROM 8:00 O'CLOCK A.M. TO 5:00 O'CLOCK P.M., AND IS LOCATED AT CITY HALL, 2700 TOWN CENTER BOULEVARD NORTH, SUGAR LAND, TEXAS. PLEASE CONTACT US IF YOU WISH TO SET UP AN APPOINTMENT TO GO OVER ADDITIONAL DETAILS IN PERSON.